

PLANNING COMMISSION

June 26, 2003 6:00 P.M.

CITY COUNCIL CHAMBERS

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**

April 24, 2003

E. OLD BUSINESS

- 1 **Case # M 2003-12.** St. Michael's Village Shopping Center / National Self Storage Phase III Development Plan. Jeff McFall, agent for Nydes Properties, requests development plan approval for the addition of approximately 17,250 square feet of storage buildings to the St. Michael's Village Shopping Center for a total building area of approximately 175,496 square feet. The property is located on the South side of St. Michael's Drive between Fifth and Llano Streets and is zoned SC-2 (Shopping Center). The application includes a request for a variance to the required landscaping and to parking. (Ron Quarles) **TO BE POSTPONED TO JULY 10, 2003**

F. NEW BUSINESS

- 1 **Case # CA 2003-02.** Proposed impact fees (Impact Fees CIP and Chapter 14 amendment) for the following: Arterial Roads, Traffic Signals, Regional Parks, Neighborhood Parks, Police facilities, Fire facilities. (Reed Liming) **POSTPONED FROM MAY 29, 2003**
- 2 **Case # M 2003-18.** Tierra Contenta Design Standards for Phase 2B. Dave Thomas of Tierra Contenta Corporation requests approval of design standards for Phase 2B of the Tierra Contenta Master Plan. Design standards are adopted in lieu of development code requirements for each phase of the Tierra Contenta Master Plan. Standards are for infrastructure, subdivision plats and development plans within the PRC (Planned Residential Community). (Ron Quarles) **POSTPONED FROM MAY 08, 2003 & POSTPONED FROM MAY 29, 2003**
- 3 **Case # CA # 2003-01.** Creating a New Section 14-8.13 SFCC 1987 Requiring Transportation Impact Studies and Amending Section 23-3.1 Regarding Curb Cut Permits. (Bob Siqueiros and John Nitzel) **POSTPONED FROM MAY 08, 2003 & POSTPONED FROM MAY 29, 2003**

- 4 **Case #M 2003-21** Tract 6D, 6E, 7H, Santa Fe Estates, Ridge Pointe Final Development Plan. Clif Walbridge and Associates, agent for B.T. Homes, requests final development plan approval to create a 39 lot subdivision on approximately 20.63 acres. The property is zoned PRC (Planned Residential Community) and is located southeast of North Ridgetop Road and northeast of Avenida Rincon. The application includes a request for an innovative street design. (Ron Quarles)
- 5 **Case #S 2003-09** Tract 6D, 6E, 7H, Santa Fe Estates, Ridge Pointe Final Development Plan. Clif Walbridge and Associates, agent for B.T. Homes, requests final plat approval to create a 39 lot subdivision on approximately 20.63 acres. The property is zoned PRC (Planned Residential Community) and is located southeast of North Ridgetop Road and northeast of Avenida Rincon. The application includes a request for an innovative street design. (Ron Quarles)
- 6 **Case # M 2003-22** Tract 2A, Santa Fe Estates, Ridgetop Estates Final Plat. Clif Walbridge and Associates, agent for Santa Fe Estates, Inc. requests final plan approval to create a 21 lot subdivision on approximately 33.95 acres. The property is zoned PRC (Planned Residential Community) and is located southeast of South Ridgetop Road as it intersects with Camino Francisca. (Ron Quarles)
- 7 **Case # S 2003-10** Tract 2A, Santa Fe Estates, Ridgetop Estates Final Plat. Clif Walbridge and Associates, agent for Santa Fe Estates, Inc. requests final plat approval to create a 21 lot subdivision on approximately 33.95 acres. The property is zoned PRC (Planned Residential Community) and is located southeast of South Ridgetop Road as it intersects with Camino Francisca. (Ron Quarles)

G. BUSINESS FROM THE FLOOR**H. STAFF COMMUNICATIONS****I. MATTERS FROM THE COMMISSION****J. ADJOURNMENT****NOTES:**

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

***An interpreter for the hearing impaired is available through City Clerk's Office upon 5 days notice. Please call 955-6521.**